

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 14, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,

THAT the Minutes of the Final Council Meeting of January 8, 1975, and the Minutes of the Inaugural Council Meeting of January 8, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 10, 1975

Finance Matters
(January 10, 1975)

Park Board - Ice
Rinks (Clause 2)

At this point in the proceedings, Commissioner May Brown, Chairman of the Park Board, addressed the Council on the matter of ice rinks as contained in the Manager's Report of January 10, 1975. Commissioner Brown generally explained the situation with respect to the Connaught Park, Sunset Park and Hastings Park ice rinks.

Mr. Ron Howard, the architect for the ice rinks, also addressed the Council and filed a letter he had submitted to the Park Board January 14th, which gave cost details of the Kensington ice rink in Burnaby and the Connaught and Britannia rinks, indicating that the Vancouver rinks compare favourably financially with other rinks after realistic adjustments.

MOVED by Ald. Volrich,

THAT the construction of Connaught Park and Sunset Park ice rinks be authorized on the basis of the financing as detailed in the City Manager's report and approval also be given to cover a 'shortfall' of \$567,500 to be appropriated from the 1975 Supplementary Capital Budget on the assumption that the Provincial Government grants will be forthcoming.

(carried)

(Alderman Kennedy opposed)

cont'd....

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Park Board - Ice Rinks
(continued)

MOVED by Ald. Rankin in amendment,
THAT the following words be added to the motion by Alderman
Volrich:

"Further that an additional amount of \$1,222,000 be
appropriated from the 1975 Supplementary Capital
Budget for the purpose of constructing the Hastings
Park rink."

- LOST

(Aldermen Bird, Boyce, Bowers, Harcourt, Kennedy, Marzari,
Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich
was put and CARRIED.

MOVED by Ald. Harcourt,
THAT the matter of financing the Hastings Park ice rink be
referred to the Standing Committee on Finance and Administration
and that this project be the first priority rink.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council deferred consideration of the following items pending
the hearing of delegations later this day:

1. Oakridge Traffic - Tisdall Street
and 45th Avenue
2. Kitsilano Area Planning Program -
Progress Report No. 2
3. Pofi Bar, 1716 Charles Street --
Complaints of Neighbours.

Request for Extension of Hours:
Steams Hot Dogs, 50 East Hastings

Council on July 9, 1974, approved the recommendation of the
Social Services Committee that there be no change in the hours of
operation of Steams Hot Dogs at 50 East Hastings Street from noon
to 1:00 a.m. Subsequently, Mr. Young, the operator of Steams Hot
Dogs, has appealed to Council for an extension of his hours of
business to 3:00 a.m.

Mr. Annable, representing Mr. Young, addressed the Council
and referred to his letter of December 4, 1974, which had been
circulated to the Council detailing his reasons for the request
to extend the hours.

Inspector Lake representing the Police Department, also addressed
Council and reported on the improved situation over the past nine months.

MOVED by Ald. Bowers,
THAT permission be granted to Steams Hot Dog to extend their
hours until 3:00 a.m. as per their request.

-- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari,
Rankin, Sweeney, Volrich and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. University Endowment
Lands: Study

Under date of December 18, 1974, the Chairman of the Park Board submitted the following extract from his Board's meeting of December 16th:

"UNIVERSITY ENDOWMENT LANDS

Commissioner Brown reported on a meeting held on Monday, December 9th with the Honourable Robert Williams, Minister of Lands, and the Honourable David Stupich, Minister of Agriculture, in Victoria. Commissioner Brown reported that it was agreed that a large regional park should be reserved in the undeveloped University Endowment Lands and that the Minister of Lands would welcome suggestions as to the type of park activities desirable in the area.

It was regularly moved and seconded,

RESOLVED: That the Board request the Greater Vancouver Regional District to undertake a study of the park potential of the University Endowment Lands as soon as possible and offer cooperation of the Vancouver Park Board staff to assist, and further, the Board ask City Council to support this request to the G.V.R.D.

- Carried."

MOVED by Ald. Bird,

THAT, as requested by the Park Board, the Vancouver City Council support the Park Board's request to the Greater Vancouver Regional District to undertake a study of the park potential of the University Endowment Lands as soon as possible.

(carried)

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Volrich in amendment,

THAT the following words be added to the motion by Alderman Bird:

"and that the G.V.R.D. seek approval of the Provincial Government on the terms of reference and principle of such a study."

-- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and Sweeney opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED.

2. Nelson Park Proposed
Developments

Under date of December 18, 1974, the Chairman of the Park Board submitted the following extract from his Board's meeting of December 16th:

COMMUNICATIONS OR PETITIONS (cont'd)

Nelson Park Proposed Developments
(continued)

"NELSON PARK PROPOSED DEVELOPMENTS

Commissioner Brown reported on a meeting held with the City's Community Development Committee on Thursday, December 12th, to discuss the proposed Nelson Park developments. She advised a number of groups were in attendance that expressed objections to the architect's plan for a high rise building over the proposed school. Despite all the objections to the proposed housing, the Council's Committee approved the project for a 10 storey high rise building contrary to the West End Planning Team's guidelines.

It was regularly moved and seconded,

RESOLVED: That the Board advise the incoming School Board and City Council that the Park Board wishes to withdraw from the Nelson Park building project but will continue with plans for park development on Block 22.

- Carried."

MOVED by Ald. Bowers,

THAT the letter from the Park Board dated December 18, 1974, be received, and the Planning and Development Committee arrange a joint meeting of the Committee with the School Board, Park Board and residents of the Nelson Park area to discuss the Nelson Park proposed development and report back to Council at the end of February, and in the meantime, the relocation arrangements of the tenants of Minaki Lodge, be suspended.

- CARRIED UNANIMOUSLY

3. Request to Sponsor Luncheon:
Community Planning Association

Under date of December 23, 1974, the Community Planning Association advised that the Association and the American Society of Planning Officials are holding a joint planning conference in Vancouver from April 13 to 17, 1975. The Community Planning Association is requesting the City of Vancouver to host a luncheon at an estimated cost of \$7,500.

MOVED by Ald. Bowers,

THAT the letter from the Community Planning Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

4. Increased Moorage Rates:
National Harbours Board Floats

The United Fishermen and Allied Workers' Union submitted a letter dated November 20, 1974, to which was attached a petition protesting the moorage rate increase on National Harbours Board floats. The letter also asked Council to consider where commercial fishermen stood in the overall scheme of Vancouver's harbour development.

MOVED by Ald. Bowers,

THAT the letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. S.W. Marine Drive: Delegation

MOVED by Ald. Sweeney,

THAT the request of the Save S.W. Marine Drive Committee to appear as a delegation before Council to present a brief, be granted and the arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

6. Vancouver Public Library Board:
Resignation of Mr. Herbert McArthur

The Council noted a letter dated January 3, 1975, from Mr. Herbert E. McArthur advising that he wished to retire from the Vancouver Public Library Board having served on the Board for five years. Mr. McArthur was appointed in 1974 for a two-year term.

MOVED by Ald. Marzari,

THAT the letter from Mr. McArthur be received and a letter of thanks be extended to Mr. McArthur expressing Council's appreciation for his services.

- CARRIED UNANIMOUSLY

7. Kitsilano Planning Matters

Council noted the following letter from the Vancouver Resources Board dated January 9, 1975:

" At a regular meeting of the Vancouver Resources Board held on December 4, 1974, the following resolutions were passed in support of the representatives from the Kitsilano Community Resources Board:

1. 'THAT Vancouver City Council amend its City By-laws and/or Charter to allow the City to prevent demolition of housing presently accommodating low and modest income people, namely senior citizens, families with children and single parents, the majority of whom receive statutory services.'
2. 'THAT the Vancouver City Council direct amendments be made to the City's By-Laws RM3 and 3A (Apartment Zoning) to insure that at least 25% of the apartment buildings that are built shall be suitable for families with children.'

The Vancouver Resources Board now has a prime responsibility for resolving social problems in this city and as the resulting social problems which occur when people have a lack of suitable shelter are obvious, we strongly urge you to support these resolutions and take the appropriate action."

MOVED by Ald. Harcourt,

THAT the letter be received and referred to the Kitsilano Planning Advisory Committee.

- CARRIED UNANIMOUSLY

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 10, 1975 (cont'd)

Works & Utility Matters
(January 10, 1975)

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: Lease of Portion of Heather Street, South of S/W Marine Drive, Blocks C, D, Y & Z, D.L. 319, 323, 324
- Cl. 2: Lease of Portions of Taylor Street, East of Cambie Street Bridge, D.L.'s 2850 and 4678
- Cl. 3: Watermain Installations - 1974 Capital Budget
- Cl. 4: Proposed P.C. Concrete Walks abutting Parks throughout the City

The Council took action as follows:

Clauses 1 to 4 inclusive

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 10, 1975)

Closure of Robson Street During
Construction on Blocks 51/61/71
(Clause 1)

In considering this Clause, the Council also noted a report from the Engineering Department dated January 13, 1975, giving the City Engineer's views and additional information with respect to the construction phase of the project.

MOVED by Ald. Harcourt,

THAT Robson Street, between Howe and Hornby Streets, be closed during the first phase of construction of the Provincial Government complex, which is estimated to be between May, 1975, and August, 1976, and that relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles during the second half of construction of this project;

FURTHER THAT the Council resolution of December 10, 1974, be varied accordingly;

AND FURTHER THAT the Provincial Government and their architect be requested to consult fully with the City Engineer so that the design of the structures under Robson Street be such that any future addition of traffic lanes on this block will be accomplished at a minimum cost.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

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The Council recessed at approximately 3:45 p.m., and following and 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:05 p.m.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Finance Matters
(January 10, 1975) (cont'd)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Tax Exempt Property - Senior Citizens Housing
- Cl. 2: Park Board - Ice Rinks
- Cl. 3: Investment Matters (Various Funds) September to November, 1974

The Council took action as follows:

Tax Exempt Property - Senior
Citizens Housing (Clause 1)

Council was advised that the City Manager wished this Clause withdrawn, and it was so agreed.

Park Board - Ice
Rinks (Clause 2)

For Council action on this Clause, see pages 1 and 2.

Investment Matters (Various Funds)
September to November, 1974 (Clause 3)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(January 10, 1975)

Proposed Functions, Organization and
Staffing of the Labour Relations Department
of the G. V. R. D. (Clause 1)

MOVED by Ald. Sweeney,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 10, 1975)

The Council considered this report which contains eleven Clauses identified as follows:

- Cl. 1: Tenders for Lease - E/S Howe Street, South of Pacific
- Cl. 2: Office Space for the West End Planning Staff
- Cl. 3: Relocation of Development Group - False Creek Site Office (Lease)
- Cl. 4: Lease of 456 West Broadway - 1,632 Sq. Ft., Third Floor
- Cl. 5: Lease Renewal - 475 Main Street - Traffic Courts and Offices
- Cl. 6: Lease of Portion of Waterlot 'A' - 215 West 1st Avenue
- Cl. 7: Lease Renewal - 17' Widening Strip being portion of Arbutus Street, South of 11th Avenue - Adjacent to Parcel B, Block 385, D.L. 526
- Cl. 8: Lease Renewal, Lot 19 Except East 27', Block 23, D.L. 185, Situated 1100 Block Pendrell Street
- Cl. 9: Branch Library - Marpole
- Cl. 10: Lots 29-40, Block A2, D.L. 200A and 2037 - E/S Main Street North of Industrial Avenue
- Cl. 11: Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc. Situated N/W Corner of Ash and S/W Marine Drive

The Council took action as follows:

cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters (January 10,
1975) (continued)

Tenders for Lease - E/S Howe
Street, South of Pacific (Clause 1)

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 4, 5, 7, 8, 9 and 10

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 2, 4, 5, 7, 8, 9 and 10, be approved.

- CARRIED UNANIMOUSLY

Relocation of Development Group -
False Creek Site Office (Lease)
(Clause 3)

MOVED by Ald. Kennedy,

THAT this Clause be deferred for one month.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin,
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

Lease of Portion of Waterlot 'A'
D.L. 2064, Plan 5568 - 215 West
1st Avenue (Clause 6)

MOVED by Ald. Sweeney,

THAT this Clause be deferred for one week to permit the City Manager to determine the type of goods that will be shipped to or from the proposed barge slip and tug berth.

- CARRIED UNANIMOUSLY

Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and
Lots 18-20, Block 21 and Lot 20, Block 32,
D.L. 319 etc., Situated N/W Corner of Ash and
S/W Marine Drive (Clause 11)

MOVED by Ald. Bowers,

THAT the request of the Cheshire Homes Society of B.C. to extend the sale date for a period of six months to July 8, 1975, be granted, subject to an interest rate being charged at 10½% for this interim period.

(amended)

MOVED by Ald. Harcourt in amendment,

THAT all of the words in the motion by Alderman Bowers be struck after the word 'granted'.

- CARRIED

(Alderman Bowers opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the request of the Cheshire Homes Society of B.C. to extend the sale date for a period of six months to July 8, 1975, be granted."

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

B. DEPARTMENT GENERAL REPORT
JANUARY 10, 1975

Building & Planning Matters
(January 10, 1975)

Contracts for Construction - Heather
Street Marina, Area 6 False Creek
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Development Consultant as contained in this Clause be approved.

- CARRIED

(Aldermen Boyce and Sweeney opposed)

After considering the foregoing, the Council was in general agreement that it would prefer to see local labour used to the fullest extent possible on all False Creek projects.

Fire & Traffic Matters
(January 10, 1975)

Granville Street Pedestrian Transitway
Snow and Ice Control Procedure (Clause 1)

MOVED by Ald. Sweeney,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

C. Illegal Suites:
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of January 3, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Larochelle Avilda (tenant), 2955 East 3rd Avenue
James McKenzie (tenant), 2610 West 10th Avenue
Lana Beaulieu (tenant), 19 North Renfrew Street

- (b) the following applications be approved for one year from the date of this Resolution:

David Anderson (tenant), 350 East 57th Avenue
Lawrence M. Yatkowsky (tenant), 1887 West 13th Avenue
Alan Chi-Wai Tso (tenant), 866 West 61st Avenue
Debra Browning (tenant), 5831 Alma Street
Lynn Banning & Shelley Halpern (tenants), 2243 West 1st Avenue
Mary Kristin Barchard (tenant), 4444 West 2nd Avenue
Linda Light (owner), 2737 West 3rd Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Bipinchandra & Premrata Mehta (owners), 2342 East 54th Avenue
Jane Pybus (tenant), 1753 East 49th Avenue
Shankar Dutt Sharma (tenant), 1860 Island Avenue
Avinoam Sharari (owner), 317 West 22nd Avenue
Allan Christopher Andrews (tenant), 8564 Oak Street

cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites - Hardship
Cases (continued)

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Robert Britten (tenant), 787 East 53rd Avenue
Umar Ali (owner), 4132 Commercial Drive
Susan Freundt (tenant), 6610 Lanark Street
Valerie E. Wilson (tenant), 611 East 53rd Avenue "

MOVED by Ald. Bowers,

THAT the foregoing report of the Committee of Officials dated January 3, 1975, be approved after amendment to clause (e) as follows:

"The following applications be approved for six months from the date of this resolution:

Robert Britten (tenant), 787 East 53rd Avenue
Umar Ali (owner), 4132 Commercial Drive
Valerie E. Wilson (tenant), 611 East 53rd Avenue";

FURTHER THAT the application from Susan Freundt (tenant), 6610 Lanark Street, be not approved.

- CARRIED UNANIMOUSLY

D. Provincial Government's Proposal
re U.N. Demonstration Project

The Council noted a memorandum from the City Clerk under date of January 9, 1975, submitted as a result of an informal meeting held between Council members and the Minister of Lands, Forests and Water Resources. The meeting was for the purpose of the Minister advising of two of four proposals which the Provincial Government has made to the Federal Government under the Canadian Urban Demonstration Program.

The first proposal is for a man-made lake to be developed at the head of False Creek between the Georgia Viaduct and Chinatown on land presently occupied by B.C. Hydro.

The second proposal is for an inner-city neighbourhood rejuvenation project in the West End, Strathcona, Grandview and Hastings East areas. The other part of this second proposal involved a inner-city neighbourhood transit line.

MOVED by Ald. Bowers,

THAT the Provincial Government be advised that Council welcomes the proposal of a False Creek lake and supports the submission to the Federal Government subject to:

- (a) construction to include the diverting of traffic around the lake to the satisfaction of the City Engineer;
(b) the project to be carried out without cost to the City.

(amended)

MOVED by Ald. Bird,

THAT this whole matter be tabled to obtain further information on the project.

-- LOST

(Aldermen Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal
re U.N. Demonstration Project
(continued)

MOVED by Ald. Kennedy in amendment,
THAT the following be added to the motion by Alderman
Bowers:

"Further that the Provincial Government be requested to
include, in its scheme, a culvert system from the
proposed lake to the harbour."

- CARRIED

(Aldermen Bowers, Cowie, Marzari, Rankin and Sweeney
opposed)

The motion as amended and reading as follows was put and
CARRIED:

"THAT the Provincial Government be advised that Council
welcomes the proposal of a False Creek lake and supports
the submission to the Federal Government subject to:

- (a) construction to include the diverting of traffic
around the lake to the satisfaction of the City
Engineer
- (b) the project to be carried out without cost to the
City;

FURTHER THAT the Provincial Government be requested to
include, in its scheme, a culvert system from the proposed
lake to the harbour area in Burrard Inlet."

(Aldermen Boyce, Marzari, Rankin and Sweeney opposed)

(For action on the Provincial Government's other proposal
see pages 14 and 15)

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The Council recessed at approximately 6:05 p.m. to reconvene
at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately
7:30 p.m., with the Mayor Phillips in the Chair and the following
members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

DELEGATIONS AND UNFINISHED BUSINESS

- 1. Oakridge Traffic: Tisdall
Street and 45th Avenue

Council on December 17, 1974, deferred consideration of the
Official Traffic Commission's report and recommendation of
December 4, 1974, on Oakridge traffic - Tisdall Street and 45th
Avenue, to permit representations from delegations.

The Assistant City Engineer, Traffic and Transportation, reviewed
the Engineer's report of November 8, 1974, which had been considered
by the Official Traffic Commission on December 4, 1974.

cont'd....

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DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Oakridge Traffic: Tisdall Street
and 45th Avenue (continued)

By means of a map, the Assistant City Engineer reviewed the proposed solution to the problem which would result in all entrances and exits to Oakridge, off 45th Avenue, being closed and creation of a new access to Oakridge on Cambie Street north of 45th Avenue. Woodward's would bear the cost of restoring the sidewalks, curbs, gutters and boulevards on 45th Avenue and the cost of the new sidewalk crossing on Cambie Street. The proposed median and storage lane on Cambie Street would be at a cost to the City of approximately \$22,000.

Mr. G.W. McLaren, Woodward Stores (Vancouver) Ltd., addressed Council and filed a brief on this matter stating that closure of access and egress on 45th Avenue would be detrimental not only to the shoppers but also to the people who look to the Centre for their livelihood. Woodward's requested and suggested that another solution other than that proposed by the City Engineer be sought. He pointed out that closure of the two exits on 45th Avenue would reduce the number of exits from Oakridge from seven to five as it is not proposed to create alternate exits to the ones presently on 45th Avenue.

Attached to Woodward's brief was a petition signed by 250 residents in the area, 70% of whom opposed the recommendation of the Official Traffic Commission.

Mr. Long, a resident of the area, also addressed Council on this matter and filed a brief supporting the recommendations of the Official Traffic Commission. He pointed out that traffic along Tisdall from 49th to 45th Avenues and along 46th Avenue from Oak to Tisdall Streets is not normal local residential traffic but is generally very heavy non-local traffic resulting from persons living outside the immediate area trying to reach the Oakridge Shopping Centre by the shortest route.

Mr. Smith, a resident of the area, spoke to Council on this matter and filed a brief. He also made a plea that Council approve the recommendations of the Official Traffic Commission.

Mr. H. Mosner, also a resident of the area, urged that Council adopt the recommendations of the Official Traffic Commission.

The President of the Staff Advisory Council, Woodward's Oakridge, spoke against the recommendations of the Official Traffic Commission. She referred to a report from the Police Department which stated that a traffic hazard, as such, does not exist from the present entrances and exits on 45th Avenue. She also pointed out that Oakridge Shopping Centre does not open until 9:30 a.m. by which time school children are already in class.

Mr. Flavell, Purdy's Chocolates, suggested, that as Oakridge Shopping Centre was established prior to residential development in the area, residents should be willing to accept the traffic generated by the Centre.

MOVED by Ald. Marzari,

THAT the following recommendations of the Official Traffic Commission be approved:

- (a) That the two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodward's
- (b) That a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodward's for the new sidewalk crossing

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Oakridge Traffic: Tisdall Street
and 45th Avenue (continued)

(c) That the letter from Woodward's Stores be received.

(If Council approves the above course of action, funds
can be provided from the Streets Capital Budget)

(carried)

(Aldermen Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,

THAT the motion by Alderman Marzari be tabled to permit the
City Engineer to consider what other alternative solutions are
feasible with respect to this problem for report back to Council
in two months.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari and
Rankin opposed)

The motion to table having lost, the motion by Alderman Marzari
was put and CARRIED.

2. Kitsilano Area Planning Program:
Progress Report No. 2

Council on December 17, 1974, deferred the following recommendation
of the Standing Committee on Community Development dated December 12,
1974, to permit representations from Residents United for Secure
Housing, West Broadway Citizens Committee and Kitsilano Community
Resources Board:

"THAT the Kitsilano Goals be endorsed as general policy
for the area."

Mr. R. Trinkle for Residents United for Secure Housing (RUSH),
addressed Council and indicated that RUSH represents tenants living
in that area of Kitsilano zoned for redevelopment who are concerned
about the demolition of present housing to permit construction of
condominiums which the present residents could not afford to reside
in. He also stated that a number of family homes are being demolished
and replaced by housing for adults only. He urged that the local area
planning process be discontinued.

Ms. S. Hoepfner, West Broadway Citizens Committee, addressed
Council and filed a brief protesting the continuation of local area
planning in the Kitsilano area and urging that Council not continue
financing the local area planning concept in the community.

Mrs. Kehoe, Kitsilano Community Resource Board, appeared before
Council and filed a brief requesting that Council, before approving
the Kitsilano local area planning goals, take strong measures to
ensure that housing for those who need it most is not destroyed
before the Kitsilano goals can be implemented. The brief contained
the following proposals and urged that if Council cannot carry out
these proposals, the Kitsilano Local Area Planning Program be
discontinued:

- "(a) That Vancouver City Council amend its City By-laws and/or
Charter to allow the City to prevent demolition of housing
presently accommodating low and modest income people
namely senior citizens, families with children and single
parents, the majority of whom receive statutory services.
- (b) That the Vancouver City Council direct amendments be made
to the City's By-laws RM3 and 3A (apartment zoning) to ensure
that at least 25% of the apartment buildings that are built
shall be suitable for families with children."

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Kitsilano Area Planning Program:
Progress Report No. 2 (continued)

(The foregoing proposals are also referred to in the communication from the Vancouver Resources Board dated January 9, 1975, dealt with by Council earlier this day. See page 5.)

MOVED by Ald. Harcourt,

THAT the whole matter of Kitsilano local area planning and the basic goals for the Kitsilano community be referred to the Standing Committee on Planning and Development for general discussion at a meeting with the Kitsilano Planning Advisory Committee and the resident groups in the area.

- CARRIED UNANIMOUSLY

3. Pofi Bar, 1716 Charles Street:
Complaints of Neighbours

Council on December 17, 1974, deferred consideration of the following recommendation of the Standing Committee on Social Services of December 10, 1974, to permit Mr. R.W. Perrick, Counsel for the operator of the Pofi Bar, to appear before Council to appeal this recommendation:

"THAT Council instruct the Chief License Inspector not to renew the business license of the Pofi Bar, 1716 Charles Street, at its present location and that the Director of Permits and Licenses be asked to assist in finding new accommodation for the Pofi Bar."

Alderman Rankin made reference to information received this date from the Director of Social Planning that the owner of the Pofi Bar has agreed to explore the possibility of changing the access to the Bar to Commercial Drive instead of Charles Street. In the view of the Director of Social Planning, this would result in a satisfactory resolution to the noise problem.

Mr. H. McKenna briefly addressed Council on this matter and suggested that the hours of operation should be curtailed because of the noise factor. The Bar is presently operating until 3:00 a.m.

Mr. Perrick, on behalf of Mr. Bresciani, advised that the owner's license permits him to operate as a pool parlour until 1:00 a.m. and allows unlimited hours of operation as a non-licensed restaurant.

MOVED by Ald. Harcourt,

THAT the Chairman of the Standing Committee on Community Services and the Director of Social Planning review the hours of operation and entrances and exits to the Pofi Bar, as well as the matter of the Development Permit Application for report back to Council as soon as possible.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal re
U.N. Demonstration Project (continued)

Earlier this day, Council had considered this report and dealt with the proposal with respect to the False Creek Lake.

At this time, Council considered the second proposal for a U.N. Demonstration project submitted by the Provincial Government. This proposal is in two parts:

- (a) Inner-City Neighbourhood Rejuvenation which would involve infilling and changes in zoning regulations
- (b) A local street car line meandering through the neighbourhoods and downtown extending from the P.N.E. to Stanley Park.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal re
U.N. Demonstration Project (continued)

MOVED by Ald. Harcourt,

THAT the matter of infilling and changes in zoning regulations contained in the inner-city neighbourhood rejuvenation proposal of the Provincial Government be referred to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the Council advise the Provincial Government it does not support the creation of a street car line as contained in their proposal for inner-city neighbourhood rejuvenation, but would welcome additional bus service in any part of the City.

- CARRIED

(Alderman Harcourt opposed)

E. University Endowment Lands

Alderman Volrich, under date of January 13, 1974, submitted the following report:

"This is by way of brief report to City Council on the meeting held with Lands and Resources Minister Williams in Victoria on Monday, December 9, 1974. Also present at this meeting along with myself and Alderman Gibson were Mr. Nicolson (Minister of Housing), Mr. Stupich (Minister of Agriculture), Commissioner Brown (Vancouver Park Board), Allan Kelly and Don Lanskail (GVRD), Bruce Yorke (Tenants' Organisation), and Ian Bain and Tom Hetherington (Save University Endowment Lands Association).

Mr. Williams advised the meeting that the Provincial Government has not made any definite decisions or plans with reference to the University Endowment Lands. He advised that there has been some preliminary staff and consulting work but this has been '98%' related to the natural and environmental aspects of the Lands. He stated that matters are at a 'very preliminary stage.'

Mr. Nicolson stated that very little has been done in the way of planning for housing on the University Endowment Lands. He stated that a process of involvement has been discussed and that there has been some architectural input but that this has related to a 'social process.'

Among the matters discussed was the question of whether the present University of British Columbia campus area - about 1200 acres - is, in fact, being utilized as efficiently as it should, particularly in view of the large areas devoted to parking.

The Minister made the point that Vancouver, at present, is a city of comparatively low density and that decisions regarding the University Endowment Lands will, to some extent, be related to decisions and policies by the City and the Regional District in dealing with the housing problem.

I advised the Minister that the City's main concern at this time was to have an assurance that the City and the Regional District will be involved in any planning and decision making that goes on with reference to the University Endowment Lands. He pointed out that the Provincial Government is the owner of the lands but that the City and Regional District will have full opportunity for input.

During the course of the meeting the Minister indicated that the Provincial Government accepts the principle that a large part of the area should be dedicated to park purposes or forest preserve. He indicated agreement with the point that there should be a determination of the role of open space in the area in terms of regional and long range needs, and a determination of how extensive the open space should be, and what shape it should take.

Mr. John Webster (formerly with Marathon Realty and now Provincial Government) was also present at the meeting and I gather that the University Endowment Lands will be a part of Mr. Webster's area of concern.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

University Endowment Lands
(continued)

MOVED by Ald. Volrich,
THAT the foregoing report of Alderman Volrich dated January 13, 1975, be received for information.

- CARRIED UNANIMOUSLY

F. Establishment of Land for Highway
Purposes: Salish Subdivision,
Musqueam Indian Reserve No. 2

The City Manager, under date of January 7, 1975, submitted the following report:

"The Supervisor of Property & Insurance reports as follows:-

'By agreement dated July 4, 1970, made between the City of Vancouver and the Minister of Indian Affairs and Northern Development on behalf of the Musqueam Indian Band, the Crown agreed to Grant to the City by Letters Patent that portion of Parcel B, Reference Plan 14341 Musqueam Indian Reserve No. 2, lying within the Salish Subdivision for use for street and public road purposes.

The Letters Patent with respect to the road system have been received and deposited in the Land Registry Office. It now remains for those portions to be formally established for highway purposes and it is therefore

RECOMMENDED That all those portions of Lots 21, 22, 25 & 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, Plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant, be established as highway and that the Formal Resolution establishing the same and submitted concurrently with this report, be passed by Council.'

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report dated January 7, 1975, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW (Angus Apartments)

MOVED by Ald. Cowie,
 SECONDED by Ald. Sweeney,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
 SECONDED by Ald. Sweeney,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4068,
BEING THE PLUMBING BY-LAW (Fee
Increase)

MOVED by Ald. Volrich,
 SECONDED by Ald. Sweeney,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
 SECONDED by Ald. Sweeney,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4445, BEING
A BY-LAW TO FIX THE AMOUNT TO BE PAID
ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Bowers,
 SECONDED by Ald. Volrich,
 THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Boyce and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
 SECONDED by Ald. Volrich,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Rankin opposed)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4444, BEING
A BY-LAW TO PROVIDE FOR THE ANNUAL IN-
DEMNITY OF THE MAYOR AND THE ALLOWANCE
PAYABLE TO THE DEPUTY MAYOR WHILE
HOLDING OFFICE

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Boyce and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Rankin opposed)

MOTIONS

- A. Allocation of Land for Highway Purposes:
1740 Victoria Drive and N/E Corner 2nd
Avenue and Victoria Drive

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. West 7 feet of Lot "C" of Lots 22 to 24 of Subdivision "A", Block 143, District Lot 264A, Plan 2417

(1740 Victoria Drive)
2. West 7 feet of Lot "1" of Subdivision of Lot "D" except that part included in right of way shown on Plan 4064, and that part of Lot "D" included in right of way shown on Plan 4064, both of Lots 22 to 24, Subdivision "A", Block 143, District Lot 264A, as shown on subdivision plan sworn to by Edmund T. Wong, B.C.L.S., on the 19th day of November 1974.

(N/E Corner of 2nd Avenue and Victoria Drive);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- B. Establishment of Land for Highway
 Purposes: Salish Subdivision,
Musqueam Indian Reserve No. 2

MOVED by Ald. Rankin,
 SECONDED by Ald. Harcourt,

WHEREAS by Indian Land Grant from Her Majesty the Queen in Right of Canada to the City of Vancouver dated the 3rd day of October, 1974, certain lands were granted and conveyed to the City of Vancouver for public road purposes and described in the said Indian Land Grant as follows:

"That certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, more particularly known as that portion of Parcel B, Reference Plan 14341, Musqueam Indian Reserve No. 2, Group 1, New Westminster District, shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached hereto."

AND WHEREAS the said lands are more particularly and correctly described as follows:

"Those two portions of Musqueam Indian Reserve No. 2, Group 1, New Westminster District comprising all those portions of Lots 21, 22, 25 and 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant."

AND WHEREAS the said Indian Land Grant to the City of Vancouver is made for so long as the said lands are used for public road purposes;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described lands as highway;

THEREFORE BE IT RESOLVED that all those portions of Lots 21, 22, 25 and 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant be and the same are hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Sweeney and seconded by Alderman Kennedy, was recognized by the Chair:

Waiving of Penalty
on Unpaid Taxes

MOVED by Ald. Sweeney,
 SECONDED by Ald. Kennedy,

THAT interest (penalty) accruing to unpaid 1975 advance-billed City taxes on residential dwellings, up to and including June 30th, 1975, be waived.

(notice)

NOTICE OF MOTION (cont'd)

The following Notice of Motion submitted by Alderman Rankin, was recognized by the Chair:

Farmers Market

MOVED by Ald. Rankin,

THAT WHEREAS the City of Vancouver has a large population in an area surrounded by agricultural lands, dairy farms, orchards, market gardens and marine life, etc.;

AND WHEREAS the cost of living of food products in Vancouver is the most expensive in any area of Canada;

AND WHEREAS it is most difficult for citizens to get local fresh fruit, vegetables, dairy products, poultry and fish products;

THEREFORE BE IT RESOLVED THAT the City set up an area on the waterfront between Main Street and Columbia Street designated as a Farmers Market for the enjoyment of the citizens.

(notice)

- - - - -

The Council adjourned at approximately 10:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 14, 1975, adopted on January 21, 1975.

A. Phillips
MAYOR

R. N. Little
CITY CLERK

A-1

Manager's Report, January 10, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Heather Street, South of S.W. Marine Drive, Blocks C, D, Y & Z, D.L. 319, 323, 324

The City Engineer reports as follows:

"Rayonier Canada (B.C.) Ltd. presently lease Heather Street, south of the C.P.R. right-of-way and have made application to extend the lease northerly to the limit of their property on the east side of Heather Street.

The Company, in carrying out its operation, is forced to cross Heather Street with their mobile equipment, thereby coming under Provincial Motor Vehicle Licensing and Insurance Regulations. If the company leased this portion of Heather Street, their equipment would not have to travel on highway open to the public thereby exempting them from the Act.

I RECOMMEND that the portion of Heather Street, south of S.W. Marine Drive, as shown outlined red on plan marginally numbered LF 7169 be closed, stopped up and leased to Rayonier Canada (B.C.) Limited subject to the following conditions:

- (a) The term to be 10 years subject to a six month notice of cancellation if the area is required for municipal purposes;
- (b) The rental to be \$6,750.00 per annum plus taxes as if levied, rental subject to review every 2½ years, and to be market rental value, in accordance with the recommendation of the Supervisor of Property and Insurance;
- (c) The lease area to be used for access purposes and to remain open and clear at all times and not fenced in;
- (d) No building to be placed on lease area;
- (e) The City and Utility Companies to have the right-of-entry for the construction and maintenance of utilities;
- (f) Present access to be available at all times to the building occupied by the British Columbia Hydro and Power Authority Materials Research and Testing Branch.
- (g) The City to be relieved of all liability covering the lease area and the crossing over C.P.R. right-of-way."
- (h) The applicant to bear all costs of maintenance of lease area and the crossing over C.P.R. right-of-way.
- (i) The agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of Portions of Taylor Street, East of Cambie Street Bridge, D.L.'s 2850 and 4678

The City Engineer reports as follows:

"An application has been made by Bay Forest Products Limited to lease the portion of Taylor Street within the area they have fenced. The fence is approximately 10 feet out on the street on the north side and approximately 2 feet out on the south side of the street. At the present time, this does not adversely affect the use of the street.

Cont'd . . .

Clause 2 Cont'd

I RECOMMEND that the portions of Taylor Street shown outlined red on plan marginally numbered LF 7166 be closed, stopped up and leased to Bay Forest Products Limited subject to the following conditions:

- (a) The term of the lease to be 10 years with a 6 month notice of cancellation by either party;
- (b) The rental to be \$62.33 per month in accordance with the recommendation of the Supervisor of Property & Insurance;
- (c) The City and Utility Companies to have the right-of-entry for the construction and maintenance of utilities;
- (d) An agreement satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Watermain Installations - 1974 Capital Budget

The City Engineer reports as follows:

"The following water mains require replacement:

WATER MAIN PROJECT 410

<u>Street</u>	<u>From</u>	<u>To</u>
Alma Street	14th Avenue	16th Avenue
16th Avenue	Alma Street	Dunbar Street
Windermere Street	Adanac Street	Parker Street
13th Avenue	Carolina Street	200 feet East

The above installations are to replace leaking steel mains. 50% of the work has to be done prior to 1975 paving and 50% is in adjacent blocks which should be done at the same time.

The estimated cost of the project is \$47,000.

I RECOMMEND that water mains be installed on the above mentioned streets and that \$47,000 be appropriated for Project 410 from the 1974 Water Works Capital Account 128/7903, 'Prior to Paving Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

4. Proposed P.C. Concrete Walks Abutting Parks Throughout the City

The City Engineer reports as follows:

"At a meeting on October 29, 1974, the City Council approved the recommendation of the City Manager to construct P.C. Concrete sidewalks abutting parks at several locations including:

- "10. Linear Park on North side of Rosemont Drive between Kerr Street and 58th Avenue."

Since the date of this approval, the Board of Parks and Recreation have decided to postpone the construction of the walk listed as No. 10 until it can be determined if the recently constructed walk within the Linear Park will provide the necessary service for pedestrians in the area.

Walks at the following locations are recommended for construction as substitutes for the above:

Clause 4 Cont'd

- a. Jones Park - east side of Commercial St. between the lane south of 37th Avenue and the lane north of 38th Avenue.
- b. Garden Park - east side of Templeton Drive between 2nd Avenue and 3rd Avenue.
- c. Sunrise Park - West side of Rupert St. between 3rd Avenue and 5th Avenue.

These walks were chosen because they are 'School Collector Walks' and will be installed in conjunction with other 'School Collector Walks' approved at the October 31st, 1974 Court of Revision.

I consider it desirable and in the public interest to construct these sidewalks.

The estimated cost to construct the sidewalks abutting Jones Park, Garden Park and Sunrise Park is \$11,000 which approximates the estimated cost of the previously mentioned item No. 10.

I recommend that:

- a. The sidewalk on the North side of Rosemont Drive (No. 10) be deleted from the program approved October 29, 1974.
- b. The three above mentioned sidewalks be constructed as substitutes."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Robson Street During Construction
on Blocks 51/61/71

Early last year Council reached an agreement with the Provincial Government that Robson Street between Howe and Hornby Street would be closed to traffic except for two transit lanes.

More recently, the City Engineer has reported on the closure of Robson Street during the construction period. On receiving that report, Council requested that Robson Street be kept open continuously during the construction period.

At a recent meeting with Provincial Government representatives they agreed to keep two lanes open to public transit to the greatest extent possible within their construction schedule, but pointed out that during Phase One it will be necessary to close the street. To keep two lanes open continuously as requested by Council would cause delays of up to a year in the construction schedule and would prevent the project being opened for Confex '76. Phase One of their construction schedule is estimated to run from May, 1975 to August, 1976 after which time the two transit lanes on this block on Robson Street would be reopened.

In view of the disproportionately high additional cost and the delay in the construction schedule if this block on Robson Street were kept open continuously during construction, I RECOMMEND that Robson Street, between Howe and Hornby Streets, be closed during the first phase of construction of the Provincial Government complex, which is estimated to be between May, 1975 and August, 1976, and reopened to two lanes of transit thereafter in accordance with our original agreement with the Provincial Government in this regard.

FOR COUNCIL ACTION SEE PAGE(S) 19

FINANCE MATTERS

A-7

RECOMMENDATION

1. Tax Exempt Property - Senior Citizens Housing

The following report has been received from the Director of Finance.

Introduction

"Under Section 396 (c) (i) of the Vancouver City Charter, real property which is owned by a charitable organization and wholly operated for charitable purposes, such as non-profit senior citizen housing, is exempt from real property taxation. Recently, the Provincial Government amended this section of the Charter such that new senior citizen housing which was funded by the Provincial Government after March 31 1974 is considered taxable, unless specifically exempted by City by-law. It appears that the Provincial Government feels that municipalities are reluctant to accept new senior citizen housing because they do not pay taxes, and feel that this amendment would provide a greater incentive to accept these developments. It also appears that the Provincial Government intends to offer operating subsidies to the new senior citizen developments, especially to cover the property taxes, and are looking to the Federal Government to jointly share in these costs. Specifically, the Provincial Government are asking CMHC to offer operating subsidies under Section 44 of the NH Act for sponsor-housing. To the best of our knowledge, the Federal Government has not agreed to this cost-sharing program.

Senior citizens housing developments built prior to the latest change are exempt and presumably such exemption could only be removed through changes to the Charter. The present cost or loss of taxes to the City, relative to these developments, is in the realm of \$500,000 per year.

Properties Affected

To the best of our knowledge, there are two senior citizen housing projects which would become taxable as operating units in 1975. Based on past data, it is estimated that the property tax cost per suite per month for these developments will be about \$15. It currently appears that there may be a further 5 - 7 more developments constructed in 1975 which would become taxable in 1976. At least one development will be applying to Council very shortly for tax exemption. This is the Kiwanis-Soroptimist Senior Citizens Housing Society development.

Alternative Action

As it now stands, the new developments will become taxable. Council does have the authority under the Charter to make these new developments exempt from real property taxes by passing a specific by-law to that effect.

Burnaby Council has taken action such that new developments will be 80% exempt in 1975, reducing by 20% per year until they are fully taxable.

Recommendation

If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary bylaw."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

Manager's Report, January 10, 1975 (FINANCE - 2)

CONSIDERATION

2. Park Board - Ice Rinks

The Director of Finance has submitted the following report:

"The following is an excerpt from the minutes of the Park Board meeting held on December 16, 1974:

'ICE RINK STUDY GROUP - CONSTRUCTION ESTIMATES

The Ice Rink Study Group spoke to their letter of December 12, 1974, outlining investigation of several alternative structural systems in an effort to minimize estimated construction costs for the proposed ice rinks at Connaught Park and Sunset Park, such as reuse of steel from old Jericho hangars, Behlen-Wickes Building Systems and Steel-span building systems. The estimated margin for cost saving for reuse of Jericho hangars was narrow and not recommended, and the architects advised, after investigation of other structural systems, that the standard steel structure had advantages and was preferred.

Mr. M. Garrett outlined their cost comparisons of the Kensington Heights rink in Burnaby, the Britannia ice rink and the proposed Connaught Park ice rink. Their estimate for construction of the Connaught Park ice rink was \$1,555,000 and the Sunset Park ice rink was \$1,593,000. Staff reported that there will be a deficit of \$566,500 to build the two ice rinks at Connaught Park and Sunset Park, and if an ice rink is included at Hastings Community Park, estimated to cost \$1,555,000 the estimated total deficit was \$1,788,500.

Mr. Garrett advised there would be some savings if the three rinks were proceeded with together on a staggered basis. He further advised it was their opinion that no cost savings would result by going to construction management.

After considerable discussion, it was regularly moved and seconded,

RESOLVED: That, as the architects have investigated other methods of construction, the architects be instructed to proceed with final drawings for Connaught Park and Sunset Park ice rinks, on the basis of the plans submitted at the November 25th meeting, and that discussion be held with Hastings in an effort to proceed with three rinks together, and further, that City Council be advised of the estimated construction costs for Connaught Park and Sunset Park ice rinks, and of the total construction costs for the three rinks, and City Council be requested to provide the necessary funds.

Ice Rinks Financing

The current picture on the ice rinks financing appears to be as follows:

Bylaws funds	\$2,750,000	
Britannia cost (net)	<u>808,000</u>	(gross \$1,141,000)
Funds available after Brit.	<u>\$1,942,000</u>	
Connaught Park	\$1,555,000	
Sunset Park	1,593,000	
Ice rink study group	<u>28,500</u>	
gross	\$3,176,500	
Less <u>presumed</u> Prov. grants	<u>667,000</u>	
net	<u>\$2,509,500</u>	
Apparent shortfall of funds	<u>(\$ 567,500)</u>	

This is without the Hastings rink at \$1,555,000 gross or \$1,222,000 net.

cont'd ...

Manager's Report, January 10, 1975 (FINANCE - 3)

Clause No.2 (continued)

In order to proceed with the Connaught Park and Sunset Park rinks Council must provide \$567,500 from some as yet unspecified source. Hopefully construction tenders would be submitted within the above estimates, even though this has not been the pattern to date.

Source of funds

The capital funds that might be used (Park Development, Community Service Centers) are basically close to fully committed. There does not appear to be any significant source of capital funds available under the other capital categories, without detrimental effects on those programs.

The only apparent source of funds to cover this anticipated overage of \$567,500 would be the 1975 Supplementary Capital Budget, which already has a high level of commitment. It is quite clear that the 1½ mills included in the general purposes mill rate, for capital purposes, will have to continue in 1975. It also appears to be impossible to consider providing any funds for a Hastings Park rink at this time and it would appear that the Park Board could be directed to delete any consideration of a Hastings rink from their planning at this time. It should be recognized by Council that in approving Connaught and Sunset Rinks that the City is actually committing itself to cover a shortfall of \$1,235,500 to be reduced to \$567,500 if the anticipated Provincial grants are forthcoming."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

RECOMMENDATION

3. Investment Matters (Various Funds)
September to November 1974

The Director of Finance reports as follows:

- "(a) Security Transactions during the months of September to November, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Sept 4	Mercantile Bank of Can.	Sept 13/74	\$ 500,000.00	\$ 498,613.00	9	11.28
4	Mercantile Bank of Can.	Sept 30/74	987,671.51	979,729.53	26	11.38
5	Mercantile Bank of Can.	Sept 6/74	1,000,301.37	1,000,000.00	1	11.00
6	Toronto Dominion Bank	Sept 10/74	3,502,876.71	3,500,000.00	4	7.50
10	Mercantile Bank of Can.	Sept 26/74	2,000,000.00	1,990,055.20	16	11.40
26	Bank of Montreal	Oct 15/74	996,709.48	991,368.31	19	10.35
26	Mercantile Bank of Can.	Sept 27/74	1,000,294.52	1,000,000.00	1	10.75
30	Bank of B.C.	Oct 1/74	3,000,780.82	3,000,000.00	1	9.50
Oct 1	Bank of Nova Scotia	Nov 15/74	2,027,542.47	2,000,000.00	45	11.17
1	Mercantile Bank of Can.	Oct 4/74	792,024.53	791,324.05	3	10.77
4	Bank of B.C.	Oct 7/74	1,000,657.53	1,000,000.00	3	8.00
7	Mercantile Bank of Can.	Oct 8/74	3,893,071.94	3,891,896.91	1	11.02
8	(Can. Imp. Bank of Comm.)					
*(Man. Treasury Bills)		Oct 16/74	1,503,369.86	1,500,000.00	8	10.25
8	Royal Bank of Canada	Oct 11/74	967,043.00	966,209.15	3	10.50
8	Bank of B.C.	Jan 15/75	2,060,810.41	2,000,000.00	99	11.21
18	Mercantile Bank of Can.	Oct 22/74	1,464,195.94	1,462,551.47	4	10.26
22	Mercantile Bank of Can.	Oct 28/74	2,463,123.82	2,458,770.75	6	10.77
28	Bank of Montreal	Oct 29/74	1,000,178.08	1,000,000.00	1	6.50
Nov 1	Mercantile Bank of Can.	Nov 4/74	1,000,863.01	1,000,000.00	3	10.50
7	Bank of B.C.	Nov 8/74	2,000,493.15	2,000,000.00	1	9.00
8	Bank of B.C.	Nov 18/74	1,503,904.11	1,500,000.00	10	9.50
12	Toronto Dominion Bank	Nov 15/74	1,953,395.49	1,951,746.40	3	10.28

cont'd ...

Manager's Report, January 10, 1975 (FINANCE - 4)

Clause No.3 (continued)

15 Mercantile Bank of Can.	Nov 28/74	1,000,000.00	996,263.60	13	10.53
15 Mercantile Bank of Can.	Nov 26/74	1,492,034.38	1,487,314.50	11	10.53
15 Mercantile Bank of Can.	Nov 27/74	999,357.96	995,910.20	12	10.53
18 Mercantile Bank of Can.	Dec 11/74	997,521.21	991,039.00	23	10.38
18 Mercantile Bank of Can.	Nov 22/74	495,952.17	495,367.50	4	10.77
25 Mercantile Bank of Can.	Nov 26/74	1,500,441.78	1,500,000.00	1	10.75
26 Mercantile Bank of Can.	Jan 2/75	1,993,637.83	1,972,582.00	37	10.53
26 Mercantile Bank of Can.	Jan 2/75	500,000.00	494,719.00	37	10.53
26 Bank of B.C.	Nov 27/74	1,500,369.86	1,500,000.00	1	9.00
27 Banque Can. Nationale	Jan 31/75	1,527,994.52	1,500,000.00	65	10.48
		<u>\$48,626,617.46</u>	<u>\$48,415,460.57</u>		

* \$1,500,000. C.I.B.C. B.D.N.'s and \$100,000 Manitoba Treasury Bills provided to give sufficient margin for investment with Midland Doherty Limited

General and Capital Account Transaction (Sales)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
<u>Bonds Sold</u>							
Sept 3	† B.C. Hydro & Power Authority Parities 7%	Sept 1/75	<u>\$398,000</u>	\$100.00	<u>\$398,000.00</u>	1/0	7.00

† Disposal of a security held pending the outcome of a court case which has now been completed.

Sinking Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
<u>Debentures</u>							
Sept 16	City of Van 6%	June 15/80	\$10,000.00	\$81.46	\$ 8,146.00	5/9	10.35
16	City of Van 5 3/4%	Oct 15/77	2,000.00	88.36	1,767.20	3/1	10.25
16	City of Van 6%	June 15/80	3,000.00	81.46	2,443.80	5/9	10.35
17	City of Van 5%	May 1/78	25,000.00	84.43	21,107.50	3/7	10.25
17	#City of Van 6 1/4%	Apr 15/80	30,000.00	82.94	24,882.00	5/7	10.35
27	City of Van 5 3/4%	Oct 15/77	6,000.00	89.00	5,340.00	3/	10.00
Oct 10	City of Van 5%	May 1/78	25,000.00	85.25	21,312.50	3/7	10.00
21	City of Van 6%	June 15/80	4,000.00	82.00	3,280.00	5/8	10.15
30	City of Van 5 3/4%	Oct 15/77	5,000.00	89.98	4,499.00	3/0	9.75
Nov 12	#City of Van 6 1/4%	Apr 15/80	30,000.00	85.90	25,770.00	5/5	9.65
29	City of Van 5 1/2%	Mar 1/75	25,000.00	99.08	24,770.00	0/6	9.00

Chartered Bank Deposit Receipts and Government Notes

						Term Days	
Oct 1	Bank of B.C.	Oct 31/74	1,008,958.90	-	1,000,000.00	30	10.90
15	Bank of Nova Scotia	Oct 16/74	1,000,287.67	-	1,000,000.00	1	10.50
16	Provincial Bank	Apr 16/75	1,055,447.67	-	1,000,000.00	182	11.12
31	Merc. Bank of Can.	Dec 2/74	995,665.86	-	986,438.20	32	10.67
31	Banque Can. Nat.	Jan 15/75	1,533,044.38	-	1,500,000.00	76	10.58
			<u>\$5,758,404.48</u>		<u>\$5,629,756.20</u>		

Guaranteed by Province of British Columbia

cont'd ...

Manager's Report, January 10, 1975 (FINANCE - 5)

Clause No.3 (continued)

(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT NOVEMBER 30, 1974

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit Receipts and Government Notes	\$33,495,271.37	\$32,058,340.00 "

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for September to November 1974 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14, 20

PERSONNEL MATTERS

RECOMMENDATION

1. PROPOSED FUNCTIONS, ORGANIZATION AND STAFFING
OF THE LABOUR RELATIONS DEPARTMENT OF THE G.V.R.D.

On October 1, 1974, Council received a report from the City Manager in connection with the subject matter with the recommendation that -

"The City Manager be authorized to agree to cost-sharing and administrative arrangements for provision of the job evaluation service by the G.V.R.D., and in a manner satisfactory to the appropriate City officials".

On the same date, Council received a request from the V.M.R.E.U. that -

'....Council defer action on the above matter until the Union has had an opportunity to assess the effects of the proposal on its membership'.

The Matter was deferred and subsequently the V.M.R.E.U., under date of October 22, submitted their comments on the G.V.R.D. proposal and the City Manager's report.

On October 29, Council again referred the matter to the City Manager for report. I have met with officials of the G.V.R.D. and the V.M.R.E.U. and have to report as follows:

The V.M.R.E.U. are in agreement with the proposal to transfer the Job Evaluation Service to the G.V.R.D. on the understanding that the provisions of the Supplementary Agreement between the City and the V.M.R.E.U., dated March 31, 1967, be retained. This agreement deals in part with Classifications and Reclassifications. Since this Supplementary Agreement is still in effect, no further action is required, however, the V.M.R.E.U. reserve the right to appeal to Council to arrange for the Job Evaluation Function to be returned to the jurisdiction of the City of Vancouver Personnel Services Department as far as V.M.R.E.U. members are concerned, if they are dissatisfied with the service being provided by the G.V.R.D.

The G.V.R.D. officials and myself have mutually agreed:

"That the transfer from the City to the G.V.R.D. of the responsibility for the Job Evaluation Services for the City and Parks Board, C.U.P.E. (Outside Workers) bargaining units shall be effected as soon as possible.

It is mutually agreed that it should be the objective both of the City and the G.V.R.D. that the responsibility for Job Evaluation Service for the several bargaining units represented by the V.M.R.E.U. (Inside Staff) is to be transferred from the City to the G.V.R.D. not later than by December 31, 1975. By mutual consent of the City and the G.V.R.D. the effective date for the transfer may be advanced without limitation.

It is further mutually agreed that the actual transfer above-mentioned shall be subject to mutual satisfactory arrangement with respect to the mechanics."

Cont'd.....

Clause #1 (Cont'd)

The costs for providing the function will be assumed by the G.V.R.D. effective January 1, 1975.

These costs to include salaries and benefits for the 5½ employees presently engaged in the classification function by the City of Vancouver and rental of the necessary office space in accordance with the arrangements worked out in the case of the Municipality of Burnaby.

The actual salaries and fringe benefits at 1974 rates for the 5½ incumbents amounts to \$61,309. This amount would have to be adjusted in 1975 for normal increments and any general wage increase.

The rental of 640 square feet of furnished space at \$8.80/square foot amounts to \$5,632.00 per year. This is the same basis on which the Provincial Government are leasing space in the City Hall for the Assessment function.

The G.V.R.D. have agreed to these costs by resolution of October 2, 1974, and subsequent agreement as to the amounts by the Director of Finance and Administration of the G.V.R.D.

One further matter needs to be resolved. The Letters Patent of the G.V.R.D. state in part,

"It shall be a function of the Greater Vancouver Regional District (the 'Regional District') to undertake and carry on labour negotiations and related ancillary services, including, without limiting the generality of the foregoing, job evaluation services and fringe benefit plans planning service for and upon behalf of such of its member municipalities and other public member municipalities and other public bodies who retain the Regional District so to act,...."

The G.V.R.D. Labour Relations Advisory Committee (staff) considers that a reasonably precise definition of the "related ancillary services" and the method of apportioning the costs related thereto should be developed. At a meeting of this Committee on October 23, it was resolved that the Committee and officials of the G.V.R.D. study this matter further with a view to recommending to the G.V.R.D. that they seek an amendment to the Letters Patent to clarify the matter.

Since the foregoing study should provide the required clarification, and the V.M.R.E.U. will retain its rights under the Supplementary Agreement of 1967, I RECOMMEND that the Council of the City of Vancouver retain the Greater Vancouver Regional District to carry on labour negotiations and related ancillary services for all of its employees in respect of whom a bargaining certificate is in effect.

The content of this report has been agreed to by the Business Manager of the V.M.R.E.U. and the Director of Finance and Administration of the G.V.R.D. is also in agreement with this proposal.

FOR COUNCIL ACTION SEE PAGE(S) 20

PROPERTY MATTERS

RECOMMENDATION

1. TENDERS FOR LEASE
Lots 7,8 & 10, Block 122, D.L. 541
Situated E.S Howe Street South of Pacific

The Supervisor of Property and Insurance reports as follows:-

"The City owns Lots 7, 8 and 10, Block 122, District Lot 541, situated on the East side of Howe Street, South of Pacific Street. These lots have been leased to Skeans Engineering and Machinery Ltd., (who own Lot 9), for employee parking, on a temporary basis since 1973.

Negotiations were entered into with Skeans Engineering for a 10-year lease but agreement could not be reached on the rental for the premises. Negotiations were thus 'stalelated' and the Company were advised that the property would be advertised for lease and tenders called.

Subsequently, tenders for lease of these lots were opened on November 25th, and, after analysis by this office the following tenders are RECOMMENDED FOR ACCEPTANCE:-

Lots 7 and 8, Block 122, D.L. 541

Lessee: --- R. E. Porter
Use: ----- Parking Lot
Term:----- 5 years
 -- thereafter on a year-to-year basis
Rental: --- \$150.00 per month for first 2½ years;
 To be reviewed every 2½ years thereafter.

The lessee is required to blacktop, drain and service the site, and obtain development permit within sixty days from date of Council's approval.

Lot 10, Block 122, D.L. 541

Lessee: --- Downtown Toyota Centre
Use: ----- Storage of vehicles, with suitable screening, close-board fence
Term: ----- 5 years
 -- thereafter on a year-to-year basis
Rental: --- \$80.00 per month for first 2½ years;
 To be reviewed every 2½ years thereafter.

The lessee is required to pay cost of servicing the site and to obtain a development permit within sixty days.

The offer from Skeans Engineering of \$200.00 per month for all three lots, without blacktopping, was the low bid and is not being recommended. On November 28th, 1974, the Company delivered a letter to this Office requesting that they be given the opportunity of meeting the highest bids, to provide employee parking and storage for the components essential to their business. If Council proposes to allow Skeans Engineering the privilege of meeting the highest offers, then Mr. R. E. Porter and Downtown Toyota Centre request permission to appear as a delegation in support of their high bid."

Manager's Report, January 10, 1975.....(PROPERTIES - 2)

Clause #1 (Cont'd)

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved

DELEGATION REQUEST: Mr. J.A. Skeans

Please note possible delegation requests as per report: -Mr. R.E. Porter
-a rep. of Down-
town Toyota Cent

2. OFFICE SPACE FOR THE WEST END PLANNING STAFF

The Supervisor of Property & Insurance reports as follows:-

"On December 17, 1974, City Council, in considering a report dated December 12, 1974, from the Joint Committees of Council on Civic & Community Development, recommended that the City lease office space to accommodate the West End Planning Staff, commencing January 1, 1975.

The West End Planning Staff have located suitable office space on the second floor of St. Andrews-Wesley Church. Space consists of two separate offices with a total area of approximately 350 square feet. The church has confirmed that these premises can be rented for six months at \$150.00 per month plus \$30.00 for two underground parking stalls. The total rental at \$180.00 per month includes light and heat.

It is noted that the Law Department has advised that the tax-exempt statue of the church will not be jeopardized even though a fee is paid because of Section 396(c) (iv) of the Vancouver Charter.

RECOMMENDED that a lease be drawn as aforesaid to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. RELOCATION OF DEVELOPMENT GROUP
-False Creek Site Office
--(Lease)

The Supervisor of Property & Insurance reports as follows:-

"The Development Group - False Creek, (Mr. E. D. Sutcliffe's Office) are required to move from their temporary site office at 1105 West 6th Avenue as this building will have to be removed to facilitate re-alignment of the railway tracks.

The Development Group has now located office space at 805 West Broadway and the owners, 805 Medical Dental Centre Ltd. and Esteem Investments Ltd., wish to enter into a lease with the City of Vancouver under the following terms and conditions:-

Cont'd.....

Manager's Report, January 10, 1975.....(PROPERTIES - 3)

Clause #3 (Cont'd)

- (1.) The City to lease approximately 860 square feet of office space
- (2.) Term to be two years from November 15, 1974
- (3.) Rental to be \$645.00 per month plus a portion of taxes when the taxes exceed \$90,000.00 per year, and a portion of operating expenses when they exceed \$171,000.00 per year. The portion of the taxes and operating costs to be based on the ratio of square foot area occupied by the City in relation to the total rentable area of the premises.

These terms are satisfactory to the Development Group - False Creek and the lease has been reviewed by the Director of Legal Services, who finds it in order.

It is therefore,

RECOMMENDED that the City enter into a lease with 805 Medical Dental Centre Ltd. and Esteem Investments Ltd. on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. LEASE OF 456 WEST BROADWAY
- 1,632 Square Feet, Third Floor

The Supervisor of Property & Insurance reports as follows:-

"The City of Vancouver has been leasing the above premises, (456 West Broadway), for a period of nine months, from May 1, 1974, to December 31, 1974, for the Downtown Study Group. Monthly rental was \$340.00 (\$2.50 per square foot), plus light and power.

On November 12, 1974, City Council approved a work schedule for the Downtown Team covering the immediate period, November 1974 to March, 1975, a period of three months beyond the present lease.

The agent for the owner advises that they do not want to lease the building for short term, but prefer long term tenancies and would consider a further one-year term at a rental of \$3.00 per square foot or \$408.00 per month, including light and heat. This new rate is a fair market rental for this type of space. It is noted that other City Groups could use this space if the Downtown Study Group relocated their activity.

RECOMMENDED That the City enter into a lease under the terms and conditions aforesaid with documents drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

Manager's Report, January 10, 1975.....(PROPERTIES - 4)

RECOMMENDATION

5. LEASE RENEWAL -- 475 MAIN STREET Traffic Courts & Offices

The Supervisor of Property & Insurance reports as follows:-

"City Council, (In Camera), on May 26, 1970, approved a renewal of the lease of the Traffic Courts and Offices, 475 Main Street, for a period of five years with a right of renewal for a further term of five years. This lease was effective October 1, 1969.

In accordance with the lease terms, the City, on March 22, 1974, gave notice to the lessor that a renewal of the lease was desired. Such renewal negotiations were to be carried out in conjunction with a representative of the Attorney-General's Department as the largest portion of the leased area is taken up by Traffic Courts. In this regard, rent-sharing arrangements between the Civic and Provincial occupation of the premises were agreed upon.

On March 29, 1974, this matter was reported to Council by the Board of Administration and on April 2, 1974, Council adopted the Board's report. Subsequently, it was learned that the Provincial Government only wished to renew for a period of one year instead of the five years provided for in the lease.

Negotiations with the lessor, together with the required consultations with the Attorney-General's Department, have taken place over a lengthy period, however, the lessors have now agreed to renew the lease for one year at a rental of \$131,789.00 reflecting an annual square foot rental rate of \$7.00 per square foot.

This rate is supported by two independent appraisals and has been endorsed by the representative of the Attorney-General's Department.

RECOMMENDATION:

That the Supervisor of Property & Insurance be authorized to renew this lease for a period of one year at a rental of \$131,789.00 effective October 1, 1974, all other terms to remain the same as in the original lease, and all to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. LEASE OF PORTION OF WATERLOT "A" District Lot 2064, Plan 5568 215 West 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"On December 10, 1974, City Council approved a recommendation of the City Manager, contained in his report dated December 6, 1974, whereby a lease was granted on Portion of Waterlot "A", District Lot 2064, Plan 5568, (215 West 1st Avenue), to Summer Holdings Ltd.

In the body of this report it is mentioned that a related company, Egmont Towing Ltd., had applied for a development permit, which was conditionally approved, for the installation of a barge slip, tug berth, and other ancillary services for trans shipment of goods.

The Company, Summer Holdings Ltd., has requested that the lease be drawn in the name of the operating company, Egmont Towing Ltd.

Cont'd....

Manager's Report, January 10, 1975.....(PROPERTIES - 5)

Clause No. 6 (Cont'd)

The Director of Legal Services advises that the lease could be assigned, but as it has not yet been drawn it would be advisable to have the lease drawn in the name of Egmont Towing Ltd. initially.

It is, therefore,

RECOMMENDED that the lease approved by Council on December 10, 1974, in the name of Summer Holdings Ltd. be drawn in the name of Egmont Towing Ltd., with the terms and conditions to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. LEASE RENEWAL - 17' Widening Strip being Portion of Arbutus Street, South of 11th Avenue - Adjacent to Parcel B, Block 385, District Lot 526

The Supervisor of Property & Insurance reports as follows:-

"The 17' widening strip adjacent to Parcel B, Block 385, D.L. 526 situated at the southeast corner of 11th Avenue and Arbutus Street is leased to St. Regis-Consolidated Packaging Limited for parking and storage purposes for a ten-year term commencing September 1st, 1964, subject to six months' notice of cancellation by the City.

The City Engineer concurs with a request from the lessee (now Consolidated Bathurst Packaging Limited) for a ten-year lease renewal and by letter dated December 6th, 1974, the Company has agreed to a rental increase from \$144.00 per annum to \$500.00 per annum, subject to rental review at three year intervals.

The Supervisor of Property and Insurance is of the opinion that this represents a fair market rental for the site.

It is, therefore, RECOMMENDED That the lease of the 17' widening strip abutting Parcel B, Block 385, D.L. 526, be renewed to Consolidated-Bathurst Packaging Limited for a ten-year term commencing September 1st, 1974, at a rental of \$500.00 per annum, subject to rental review at three-year intervals and to the remaining terms and conditions contained in the current agreement.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

8. LEASE RENEWAL, LOT 19 Except East 27 Feet, Block 23, D.L. 185, Situated 1100 Block Pendrell Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 19, except the East 27 feet, Block 23, D.L. 185, is bounded by Bute, Comox, Thurlow and Pendrell Streets and is the proposed site of the West End Park Site #7. On July 3rd, 1970, City Council approved use of Lot 19 to Gordon House Neighbourhood Services Association for a Day-care Centre for a one-year term, thereafter on a year-to-year basis, subject to 3 months' Notice of Cancellation at a nominal rental of \$1.00.

The site contains a prefabricated building which provides the accommodation necessary for the Day-care Programme.

Cont'd.....

Manager's Report, January 10, 1975.....(PROPERTIES - 6)

Clause #8 (Cont'd)

The Provincial Government Department of Public Works by letter dated November 20th, 1974, have indicated that they are purchasing the Day-Care Unit from the Neighbourhood Services Association and that they wish the security of a one-year term lease, subject to the remaining terms and conditions.

Correspondence from the Board of Parks and Public Recreation indicates that it will be at least three years before any major redevelopment will occur on Block 23 and therefore, they would have no objection to the lease continuing on a year-to-year basis.

RECOMMENDED That the current lease of Lot 19, except East 27 feet, Block 23, D.L. 185, in the name of Neighbourhood Services Association of Greater Vancouver be cancelled and a new lease be drawn up in the name of Her Majesty the Queen in Right of the Province of British Columbia for a one-year term; January 1st, 1975 to December 31st, 1975, and thereafter on a year-to-year basis, subject to the remaining terms and conditions as contained in the original agreement.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

9. BRANCH LIBRARY--MARPOLE

The Director of Legal Services reports as follows:

"On August 13, 1974, Council approved the establishment and operating costs related to the opening of a branch library in Marpole. The operating costs included an annual rental of \$17,707.

The Supervisor of Property and Insurance advises that the sublease between the City and Koffler Stores (Western) Limited for the library has been drafted. The term of the lease is from August 15, 1974 to October 30, 1981. The leased premises are approximately 3570 square feet. The rent for the term is \$129,435.14 or \$17,956.32 per year. In addition the City is to pay its share of the maintenance costs, rates, taxes, assessments and outgoings chargeable to the common area of the building, such share to be proportional to the City's share of floor space over the leaseable floor space in the building."

The City Manager RECOMMENDS that the City of Vancouver be authorized to enter into a sublease on the foregoing basis, all other terms and conditions being to the satisfaction of the Director of Legal Services.

10. LOTS 29-40, Block A2, D.L. 200A and 2037
E/S Main Street North of Industrial Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lots 29-40, Block A2, D.L. 200A and 2037 were leased to Johnston Terminals Ltd. for 21 years as of August 25th, 1955, with the rental subject to review every five years.

Johnston Terminals ask that their lease be extended to December 31, 1988, which is the common expiry date for leases in the area.

They are presently paying a ground rent of \$1,500.00 per month, plus taxes on land and improvements.

Cont'd.....

Manager's Report, January 10, 1975... (PROPERTIES - 7)

Clause #10 (Cont'd)

The lease gives the lessees the right to remove the building. However, after negotiation they have agreed to leave the buildings on the land and agree that effective September 1st, 1976, all buildings are City property.

After negotiation, they made the proposal that a new lease be drawn up as follows:-

Commencement Date - January 1st, 1975

Term - 14 years

Rental - January 1st, 1975, to August 31st, 1976
\$2,600.00 per month, plus taxes as if levied.
September 1st, 1976, to December 31st, 1979
\$8,500.00 per month, plus taxes as if levied.

Rental Review - Every 2½ years and to be market rental value of land and building.

Repairs - Lessee to make all repairs to the standard of a prudent owner, except structural. The term "structural" to exclude repairs to the roof.

Use - Industrial Plant, storage and office.

Insurance - City to insure against fire. Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services.

Lease Agreement - To be drawn satisfactory to the Director of Legal Services.

The Supervisor of Property & Insurance is of the opinion that the suggested rental of \$8,500.00 per month, plus taxes, represents market value.

The ground rent of \$2,600.00 per month plus taxes until August 31, 1976, is considered below **present** market value. However, it represents a bonus to the City of \$22,000.00 in increased rent.

RECOMMENDED That the lease of this property to Johnston Terminals be extended on the foregoing basis.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION

11. SALE OF LOTS 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc.
Situated N.W. Corner of Ash and S.W. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc., Situated N.W. Corner of Ash and S.W. Marine Drive to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to the conditions outlined in the report to Council by the Supervisor of Property & Insurance. Council established the sale date at 120 days from the date of approval of the sale or the date of issuance of a Development Permit, whichever is the sooner. This four month interim period between approval of sale and date of sale was allowed to permit the Society time to submit plans and arrange financing, etc.

Cont'd... ..

Manager's Report, January 10, 1975.....(PROPERTIES - 8)

Clause #11 (Cont'd)

Subsequently, this office advised the Society that principal and other sale costs were due and payable by January 8th, 1975 and informed them that in accordance with the City's policy, any outstanding principal after that date would be subject to interest at the current rate of 10 $\frac{1}{2}$ %.

We have now received a formal request from the Society to extend the sale date for a period of six months to July 8th, 1975, as they have not resolved the financing for their project. They inform us that new regulations in 1975 make it desirable to defer application for funds from C.M.H.C. until January 1975, and the approval could not be expected immediately. Therefore, they are requesting a six month deferrment of the date of sale.

If Council were to approve this request, it would result in a saving to the Society of approximately \$13,000.00 in interest charges and property taxes, and a subsequent loss of revenue to the City of the same amount.

In considering the Society's request for a deferred date of sale, Council may wish to be aware that the property is being sold below market value.

This request for a deferrment of date of sale by the Cheshire Homes Society is placed before Council for CONSIDERATION."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION and notes that since this property was sold at \$77,000 less than the estimated market value, Council may wish to consider increasing the sale price to the Society by the \$13,000 that the City would forego in interest and taxes as a result of the Society's request.

FOR COUNCIL ACTION SEE PAGE(S) 20-21

Department Report, January 10, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Contracts for Construction -
Heather Street Marina, Area 6 False Creek

The Development Consultant reports as follows:

INTRODUCTION:

Council on the 22nd of October, 1974 approved the following three recommendations of the Development Consultant:

- "1. That the development Consultant proceed with construction of a 325 boat marina at the foot of Heather Street, Area 6, False Creek, subject to the issuance of a Development Permit and a Building Permit.
2. The Director of Finance recommends that funds for financing the net unfinanced cost of the marina (\$937,000.00) be provided from the special property sales reserve, which may be replaced when final financing arrangements for the whole False Creek development become clear.
3. The Development Consultant recommends that contracts for the floats and services, particularly, be negotiated rather than being separately designed and put out for competitive bid, in order to take advantage of the broad design, build and installation services offered by manufacturers and to stay within the budget."

The Development Group has subsequently applied for the Development Permit which is currently being processed by the planning department.

Further, the development Consultant instructed Thompson, Berwick, Pratt and Partners to invite proposals for the supply and driving of the piles and the construction and installation of the floats.

These proposals have now been received. The prices are firm to the 15th of January, 1975.

PURPOSE OF THE REPORT:

The purpose of this report is to request authority to enter into contracts for the supply, construction and installation of the floats and piles.

ANALYSIS OF PROPOSALS:

Thompson, Berwick, Pratt and Partners invited the 11 companies who are active in this field to submit proposals.

Four proposals were received for the construction and supply of the floats, the supply and installation of the piles and the assembly and installation of the floats.

cont'd

Department Report, January 10, 1975 (BUILDING - 2)

Clause No.1 (continued)

The proposals are based on 85 to 88 piles whereas Thompson, Berwick, Pratt on advice from Swan Wooster Engineering recommend a maximum of 96 piles.

Adjusting the tendered sums so that they are comparable and all based on the equivalent of 96 piles, the four proposals are summarized as follows:

- a. San Juan Marine Concrete Systems Ltd. with Greenlees Piling Co. Ltd. - concrete and styrofoam floats and wood piles driven five feet- \$376,000.00
- b. Ercot Development Co. Ltd. - wood and styrofoam floats and wood piles driven to five feet- \$288,000.00
- c. Ce Fer Design Co. Ltd. - concrete and styrofoam floats and concrete filled hollow steel piles driven to five feet- \$433,000.00
- d. The Float Slip Co. - urethane foam filled fibreglas floats with wood piles driven to five feet- \$320,000.00

Float Slip's product is new and interesting but untried even on a small scale and is not recommended.

The Ce Fer product, in the opinion of Thompson, Berwick, Pratt and Partners is not sufficiently superior to that of San Juan to justify the additional cost and is therefore not recommended.

The Ercot product is the least expensive but being wood on styrofoam will result in annual maintenance costs estimated at \$3,000.00 per year compared to \$500.00 per year for the concrete and styrofoam. In addition, the wood and styrofoam will need replacement of certain components every five years and the majority of components every ten years whereas the concrete and styrofoam would have an effective life estimated at more than 35 years.

The San Juan Marine Concrete Systems Ltd. is a Canadian subsidiary of Builders Concrete Inc. of Bellingham, who would manufacture the floats. Marinas using their product have been inspected and the product found satisfactory.

The San Juan Marine proposal is within the budget, the price is firm until 15th of January, 1975 and it is the most economic system in the long run even though more expensive at the outset. It is aesthetically superior to a wood float, is less slippery, more stable and has a superior surface.

The San Juan Marine with Greenlees proposal is recommended.

RECOMMENDATIONS:

It is RECOMMENDED that the City enter into contracts with San Juan Marine Concrete Systems Ltd. and Greenlees Pile Driving Co. Ltd. for supply, construction and installation of piles and floats at a cost of approximately \$376,000.00., subject to issuance of development permit for the floats (on water facilities).

Department Report, January 10, 1975 (FIRE - 1)

FIRE & TRAFFIC MATTERS

INFORMATION

1. Granville Street Pedestrian Transitway
Snow and Ice Control Procedure

The City Engineer reports as follows:

"In recent years, at the request of City Council, the Engineering Department carried out a comprehensive study of snow clearing procedures in Vancouver. Many aspects of snow clearing were analyzed and discussed in Council. Among these was the matter of removing snow from sidewalks. The City of Vancouver did not clear sidewalks while cities such as Winnipeg and Montreal did. It was reported to Council that to institute sidewalk clearing would require 40 jeeps and 20 spreaders, at a capital cost of \$265,000 and an operating cost of \$119,000, annually. Since the total snow clearing budget for the City of Vancouver averages about \$300,000 per year, Council decided not to initiate sidewalk clearing by the City. Instead, Section 76(a) of the Street & Traffic By-law was changed to require every owner in the downtown and other commercial areas to remove snow and ice from the sidewalk abutting his property. This by-law is now being enforced.

When Granville Mall was being designed and sidewalk widths up to 40 feet were visualized, it was felt that the requirement of the property owners removing snow from this larger area would be unfair. For this reason it was decided to include in the new Granville Mall traffic by-law a relaxation of this requirement. Also, in the preparation of the Granville Mall report we included the costs of two bombardier snow clearing tractors and a snow blower. A portion of the costs of this equipment is chargeable against Granville Mall property owners, which is unique to the Granville Mall. Thus, it is necessary to arrive at a snow clearing procedure for Granville Mall that properly considers the different situation on Granville Mall and is equitable on a city-wide basis.

Both of the noted by-laws can be satisfied and equitable treatment of property owners afforded by having the property owners clear the first five feet of walkway immediately adjacent to their properties. The City would clear the remainder of the pedestrian areas as well as the transitway using the special equipment. This would consist of a strip immediately adjacent to the five-foot strip cleared by property owners plus access strips to all bus stop locations. Snow would be stored on the pedestrian portion of the mall in areas other than these. This clearing of sidewalks would be carried out only on Granville Mall and on those sidewalks abutting certain City-owned properties which the City must clear under the by-law.

This procedure has been discussed with the Granville Mall Authority which concurs that the procedure is equitable. It is probable that when other property owners in the city observe snow clearing operations on Granville Mall, they will request similar treatment on sidewalks adjacent to their properties throughout the city. The reason for not providing similar service elsewhere is the larger sidewalk area involved and the special cost sharing with property owners which occurs only on Granville Mall.

The above INFORMATION is provided to Council to facilitate replies to questions likely to arise this winter."

FOR COUNCIL ACTION SEE PAGE(S) 22